

**Subject:** Re: Pico & Alvarado Los Angeles LLC - \$2,976.80  
**From:** Donald Duckworth <duckworth.donald@gmail.com>  
**Date:** 03/13/2018 06:39 PM  
**To:** Monica <monica@lani.org>  
**CC:** Rebecca <rebecca@lani.org>, Moises Gomez <moises@lani.org>

Some clever consultant wrote it into the documents!!

On Tue, Mar 13, 2018 at 6:37 PM, Monica <[monica@lani.org](mailto:monica@lani.org) <<mailto:monica@lani.org>> > wrote:

That site was Liborio Market before it became the Ross. I didn't realize that was a missed opportunity to increase their assessment. We will definitely will have to watch out for similar future opportunities.

Monica

Sent from my iPhone

> On Mar 12, 2018, at 6:00 PM, Donald Duckworth <[duckworth.donald@gmail.com](mailto:duckworth.donald@gmail.com) <<mailto:duckworth.donald@gmail.com>> > wrote:

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> Today, I was able to drive to the referenced parcel owner's office and meet with the Vice President / Property Manager, Mr. Thomas Klugman. This is the Ross Store. He questioned the assessment calculation, which I encouraged and talked him through. (I'd be very surprised if there's an error.) And he questioned the parcel changes from initial formation to present; the assessed parcel is very different this year from 3 1/2 years ago. (I encouraged that too. Again, I believe our calculations are correct.) At the end of the day, I don't believe that a \$250 assessment will cause major heart burn for this owner. Tom promised to call me or to email me soon; I told him about our time frame. We'll see what he says. I'll call him back towards the end of the week if I haven't heard from him.

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> BTW, it seems to me that the BLQ-Pico BID probably could have / should have increased the assessment after the Ross was built but did not do so. It would have increased from \$744.30 to about \$2 thousand as an estimate. One of the provisions built into the BID documents allows for such reassessment to accommodate new development / construction. This will be important going forward with a 10 year term.